

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		MARY ST, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1: KEDAIGLE ERIC A & AMANDA J	
Owner 2:	
Owner 3:	
Street 1: 155 MARY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Own Occ: Y	
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: XU YU & -	
Owner 2: LI HUI -	
Street 1: 155 MARY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 4,272 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2044 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
101	One Family		4272		Sq. Ft.	Site

Total AC/HA: 0.09807	Total SF/SM: 4272	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 394,676	Spl Credit	Total: 394,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4272.000	347,200	2,600	394,700	744,500
Total Card	0.098	347,200	2,600	394,700	744,500
Total Parcel	0.098	347,200	2,600	394,700	744,500
Source: Market Adj Cost	Total Value per SQ unit /Card: 364.31		/Parcel: 364.3		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	347,200	2600	4,272.	394,700	744,500	744,500	Year End Roll	12/18/2019
2019	101	FV	266,300	2600	4,272.	419,300	688,200	688,200	Year End Roll	1/3/2019
2018	101	FV	266,300	2600	4,272.	305,900	574,800	574,800	Year End Roll	12/20/2017
2017	101	FV	266,300	2600	4,272.	266,400	535,300	535,300	Year End Roll	1/3/2017
2016	101	FV	228,700	2600	4,272.	226,900	458,200	458,200	Year End	1/4/2016
2015	101	FV	223,000	2600	4,272.	234,300	459,900	459,900	Year End Roll	12/11/2014
2014	101	FV	223,000	2600	4,272.	192,700	418,300	418,300	Year End Roll	12/16/2013
2013	101	FV	223,000	2600	4,272.	183,300	408,900	408,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
XU YU &	67217-384		5/9/2016		595,000	No	No		
BLOTNER MARK,	58063-390		12/12/2011		386,250	No	No		
WELLS FARGO BAN	56613-364		3/17/2011	Bank Sale	290,000	No	No		
MOSCHELLA STEPH	56101-588		12/20/2010	Forclosure	272,000	No	No		
MOSCHELLA STEPH	33193-424		7/1/2001		362,000	No	No		
	17589-68		11/1/1986		175,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2011	856	Redo Kit	15,500					REPL KIT CABS & 2

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2012	Measured	JBS	JOHN S
4/19/2012	Info Fm Prmt	BR	B Rossignol
3/12/2012	MLS	EMK	Ellen K
5/4/2009	Measured	372	PATRIOT
10/4/1999	Meas/Inspect	243	PATRIOT
5/1/1990		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	___/___/___
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USER DEFINED

Prior Id # 1:	12088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	17:02:47

LAST REV

Date	Time
04/25/17	10:46:30
ekelly	
1456	

